

Planning and Community Development  
 2880 International Cir. Suite 110  
 Colorado Springs, CO 80910

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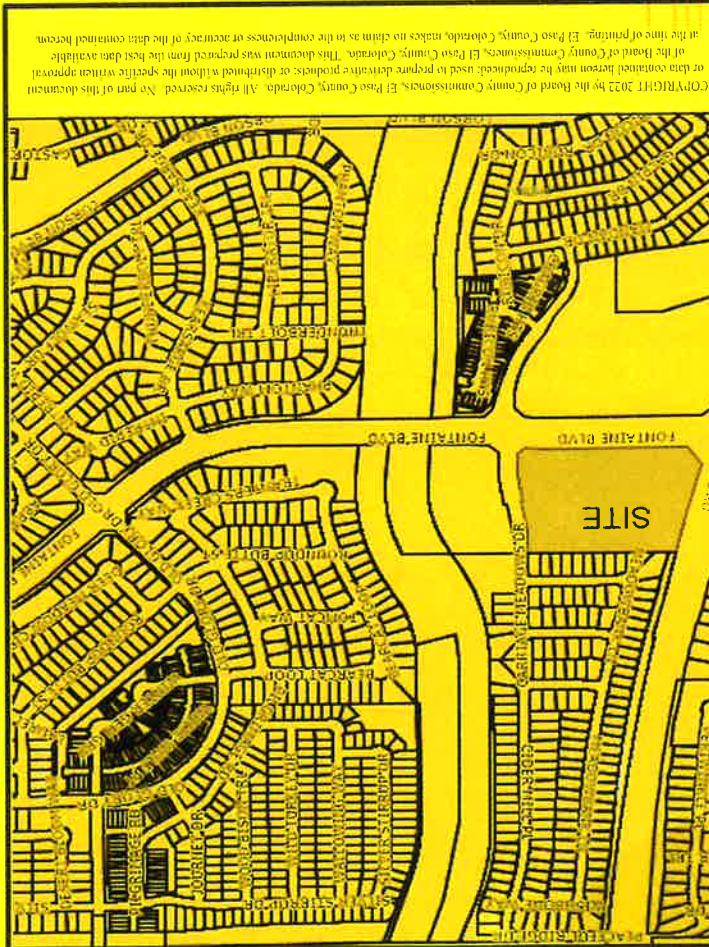
**NOTICE OF LAND**

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**EL PASO COUNTY**  
**PARCEL INFORMATION**  
 FILE NO: CS242 & SF248  
 PARCEL NO: 5515413054  
 OWNER: CRADLAN LLC  
 ADDRESS: Unaddressed, see map.  
 Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1475 W. Garden at the Oaks Rd

**EL PASO COUNTY**  
COLORADO

**Meggan Herington, AICP, Executive Director**  
El Paso County Planning & Community Development

O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**

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Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

4/29/2024

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). Please note that PCD will send additional notification prior to any future decision regarding this proposal. Details for the project are listed below.

**PCD File Nos.:** (CS242) Village at Lorson Ranch Fil No. 1 and (SF248) Village at Lorson Ranch Fil No. 1 Plat.  
**Project Description:** Cradlan LLC, is respectfully submitting rezone and plat applications for the proposed Village at Lorson Ranch Filing 1 commercial project. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Cradlan LLC  
212 N. Wahsatch Ave. Suite 301  
Colorado Springs, CO 80903  
jmark@landhuisco.com  
719-635-3200

**Applicant/Representative:**

Matrix Design Group, Inc.  
2435 Research Parkway Suite 300  
Colorado Springs, CO 80920  
Jason\_alwine@matrixdesigngroup.com  
719-457-5609

**Tax ID/Parcel No.:** 5515413054

**Location of Project:** The property northeast of the intersection at Marksheffel Road and Fontaine Blvd.

**Zoning District:** PUD (Planned Unit Development)

**Land Size:** 9.73 Acres

**View project documents online (EDARP):**

CS242 - <https://epcdevplanreview.com/Public/ProjectDetails/196779>

SF248 - <https://epcdevplanreview.com/Public/ProjectDetails/196834>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,



Kylie Bagley - Planner  
El Paso County Planning & Community Development  
(719) 520-6323  
KylieBagley@elpasoco.com